

## LEGAL DESCRIPTION

MT. STERLING-MONTGOMERY COUNTY INDUSTRIAL AUTHORITY  
TO  
SETZER PROPERTIES LLC

Being a Parcel or Tract of land on the south side of Caswell Lane, located approximately 600 feet northwest of the intersection with Clarence Drive, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set and or found is a ½" x 18" iron pin with a yellow cap stamped "WILLIAMS LPLS 316".

Beginning at a set iron pin located in the south right-of-way line of Caswell Lane, a corner to property of Setzer Properties MTS, LLC (Deed Book 314, Page 688); thence with the lines of Setzer Properties MTS, LLC S 33° 15' 03" W 222.86 feet to a set iron pin; thence S 16° 02' 01" W 169.79 feet to a set iron pin; thence S 05° 15' 03" W 302.95 feet to a found iron pin, a corner to other property of Mt. Sterling-Montgomery County Industrial Authority, (Deed Book 204, Page 450 and Deed Book 213, Page 424); thence with the lines of the Tract herein described and other property of Mt. Sterling-Montgomery County Industrial Authority N 84° 44' 57" W 530.00 feet to a set iron pin; thence N 05° 15' 03" E 334.84 feet to a set iron pin; thence N 18° 39' 31" E 450.00 feet to a set iron pin located in the south right-of-way line of Caswell Lane; thence with the south right-of-way line of Caswell Lane S 74° 03' 48" E 572.00 feet to the point of beginning: containing an area of **8.964 acres**. Being subject to any easements or rights-of-way of record or implied. This description prepared by J. D. Williams, Jr., L.P.L.S. 316, according to a survey conducted on June 7, 2017 by **J. D. Williams Engineers-Surveyors, Inc.**

6-07-2017

**LEGAL DESCRIPTION**

**SETZER PROPERTIES MTS LLC**

**TO**

**MT. STERLING-MONTGOMERY COUNTY INDUSTRIAL AUTHORITY**

Being a small triangular shaped Tract of land located on the west side of other property of Setzer Properties MTS LLC (Deed Book 314, Page 688) and south of Caswell Lane, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set and or found is a ½" x 18" iron pin with a yellow cap stamped "WILLIAMS LPLS 316".

Beginning at a set iron pin located S 33° 15' 03" W 222.86 feet from a found iron pin in the northwest corner of Setzer Properties MTS LLC (Deed Book 314, Page 688); thence with the west line of Setzer S 16° 02' 01" W 169.79 feet to a set iron pin; thence N 05° 15' 03" E 107.05 feet to a found iron pin; thence N 33° 15' 03" E 67.66 feet to the point of beginning: containing an area of **1,700 S.F** or **0.039 acres**. Being subject to any easements or rights-of-way of record or implied. This description prepared by J. D. Williams, Jr., L.P.L.S. 316, according to a survey conducted on June 7, 2017 by **J. D. Williams Engineers-Surveyors, Inc.**

**6-07-2017**



# LAND SURVEYOR'S CERTIFICATION

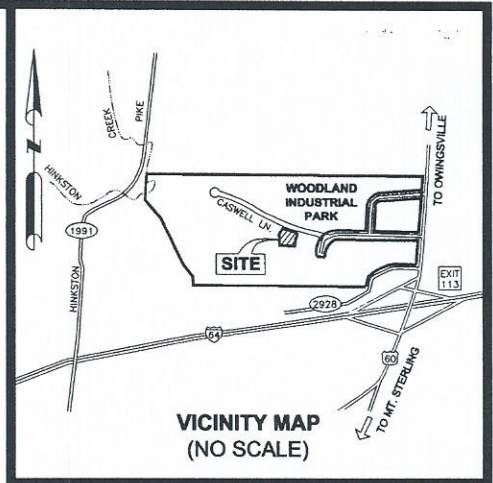
I do hereby certify that the survey depicted by this plat was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:31,673 and the bearings and distances shown hereon are correct to the best of my knowledge and belief. The survey as shown hereon is a rural survey and the accuracy and precision of said survey meets all the specifications of this class.

*J. D. Williams, Jr.*  
Land Surveyor's Signature & Address

6-7-17

Date

J. D. Williams, Jr., L.P.L.S. 316  
600 Brookview Drive, Mt. Sterling, KY 40353



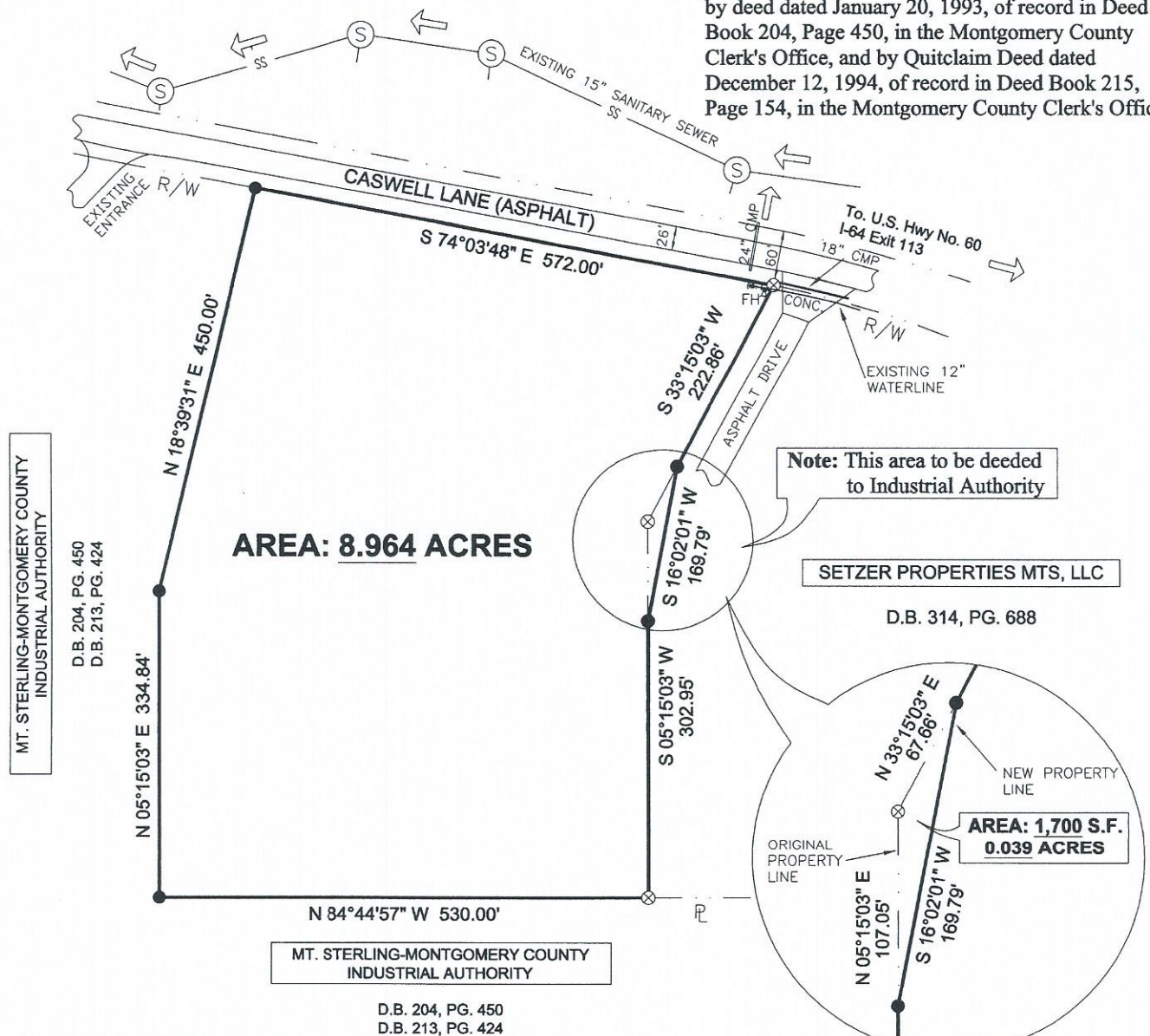
## LEGEND



	BOUNDARY LINE
	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	18" IRON PIN SET W/ I.D. CAP #316
	IRON PIN FOUND W/ I.D. CAP
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE

## GENERAL NOTES

- Control Bearing S 05° 15' 03" W from previous survey of Setzer Properties MTS, LLC property by J.D. Williams Engineers-Surveyors, Inc., L.P.L.S. 316, dated May 28, 2014.
- The Plat of Survey shown hereon represents a boundary survey and complies with 201 KAR 18:150.
- Being part of the same property conveyed to Mt. Sterling-Montgomery County Industrial Authority by deed dated January 20, 1993, of record in Deed Book 204, Page 450, in the Montgomery County Clerk's Office, and by Quitclaim Deed dated December 12, 1994, of record in Deed Book 215, Page 154, in the Montgomery County Clerk's Office.



J. D. WILLIAMS ENGINEERS - SURVEYORS, INC.  
600 BROOKVIEW DRIVE,  
MT. STERLING, KENTUCKY 40353

PHONE: (859) 498-1929 - FACSIMILE: (859) 498-1868  
E-MAIL: jdwilliams@bellsouth.net

SCALE: 1" = 180'

DATE: JUNE 7, 2017



**RECORD PLAT**  
**SETZER PROPERTIES LLC**  
**PROPERTY**  
**WOODLAND INDUSTRIAL PARK III**  
**CASWELL LANE**  
**MT. STERLING, KENTUCKY 40353**

